

MEMPHIS AND SHELBY COUNTY OFFICE OF PLANNING AND DEVELOPMENT

STAFF REPORT

Item #

CASE NUMBER: P.D. 90-312

L.U.C.B. MEETING: 12/10/2015

DEVELOPMENT NAME: Ridgeway Trace Retail Center

LOCATION: 5955 Poplar Avenue (Parcel ID 081002 00008)

CITY COUNCIL: District 2; Super District 9 (Positions 1, 2 and 3)

OWNER/APPLICANT: Weingarten Realty- Don Deering

REPRESENTATIVE: Kimley-Horn and Associates, Inc.- John Perry

REQUEST: To add final building footprint and elevations for Lot 2, along Poplar avenue, east of the main north-south drive; decrease total building square footage to 6,548 from 13,475; decrease total parking spaces to 1,494 from 1,508; all F.A.R. to remain as 0.26.

AREA: 28.38 Acres

EXISTING LAND USE & ZONING: Vacant land; Residential Urban-3 (RU-3) district

CONCLUSIONS:

1. The request is to add final building footprint and elevations for Lot 2, along Poplar Avenue, east of the main north-south drive; decrease total building square footage to 6,548 from 13,475; decrease total parking spaces to 1,494 from 1,508; all F.A.R. to remain as 0.26.

OFFICE OF PLANNING AND DEVELOPMENT RECOMMENDATION:

Approval

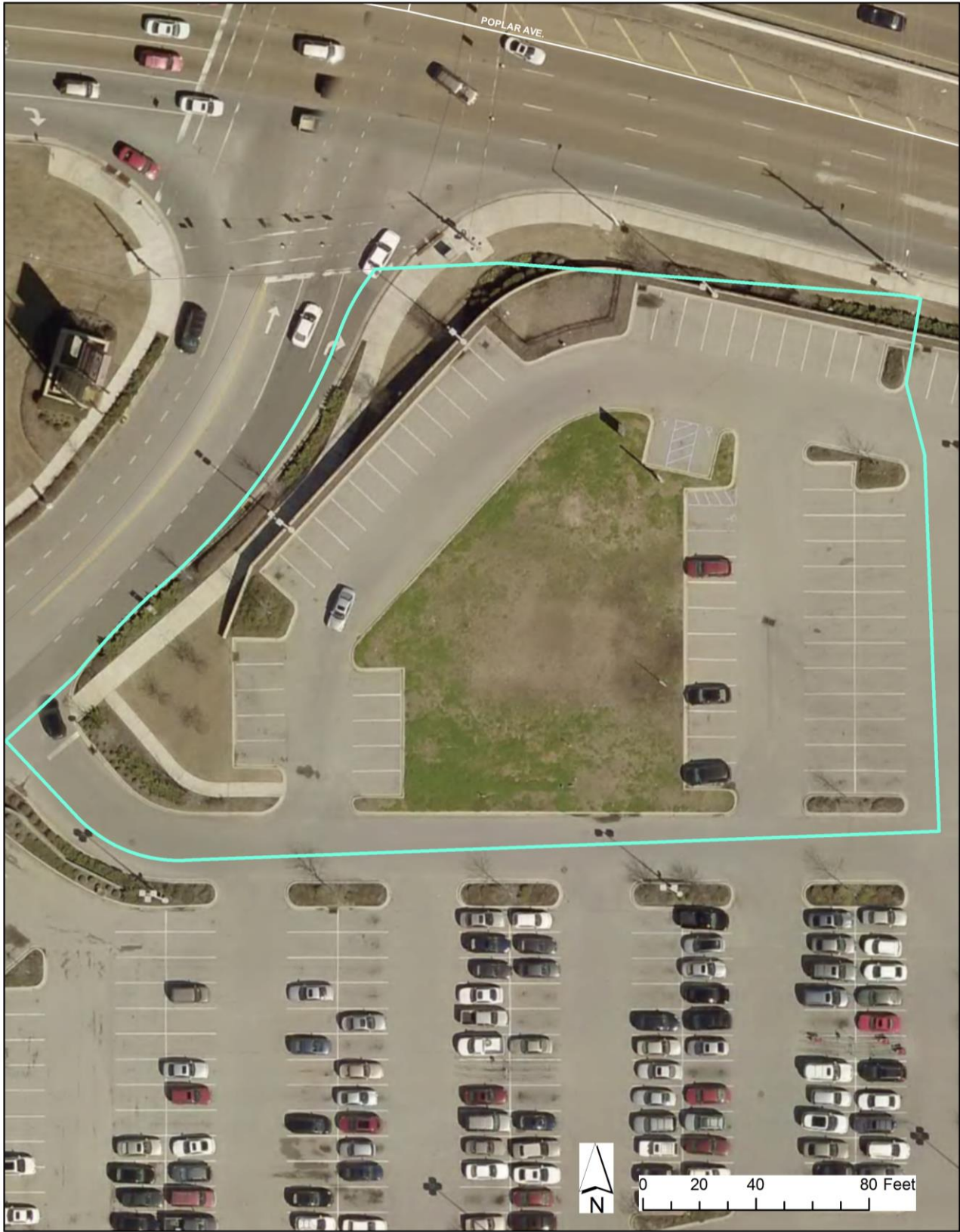
Staff: Gene Burse

E-mail: gene.burse@memphistn.gov

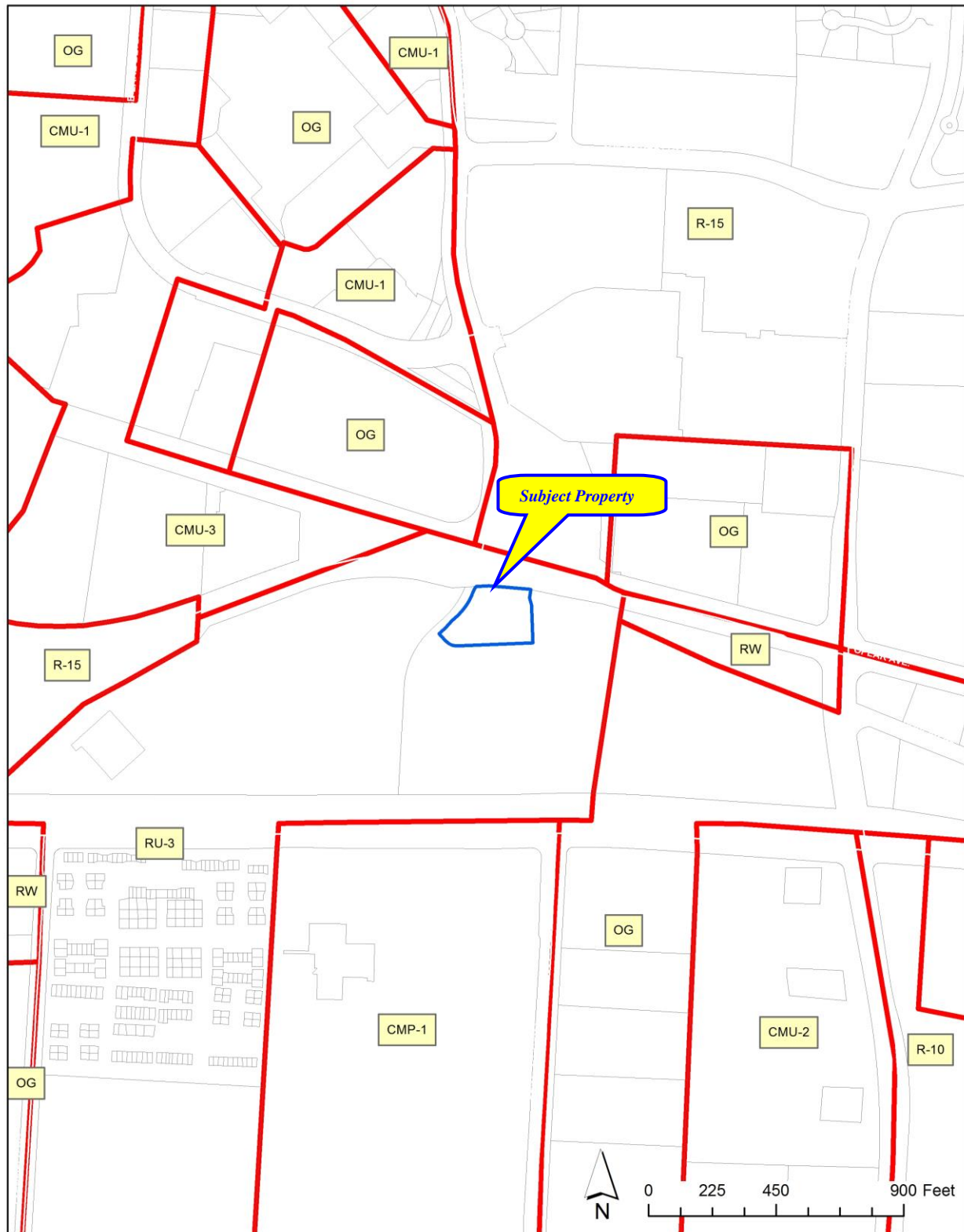
'Planning Area'



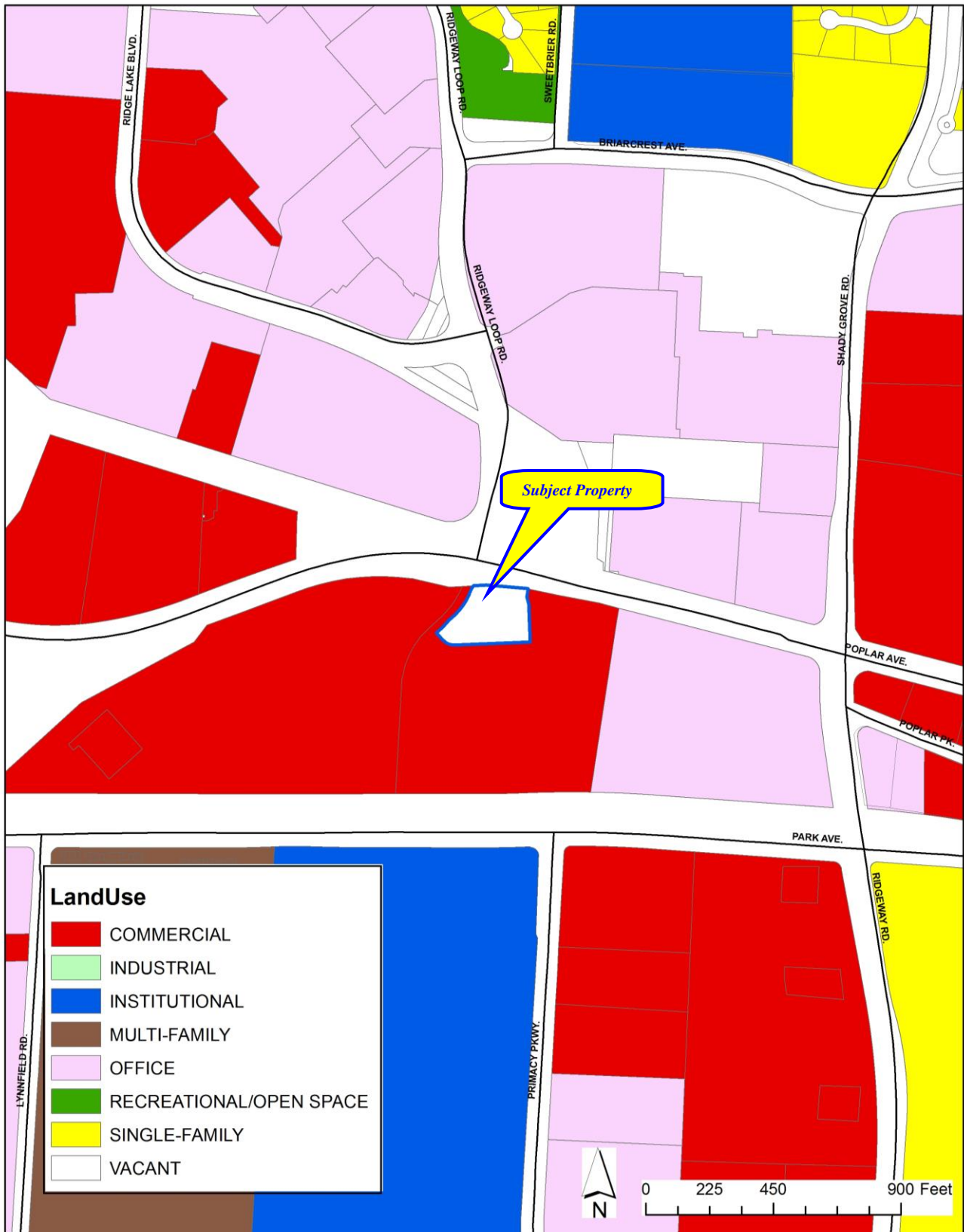
‘Site’



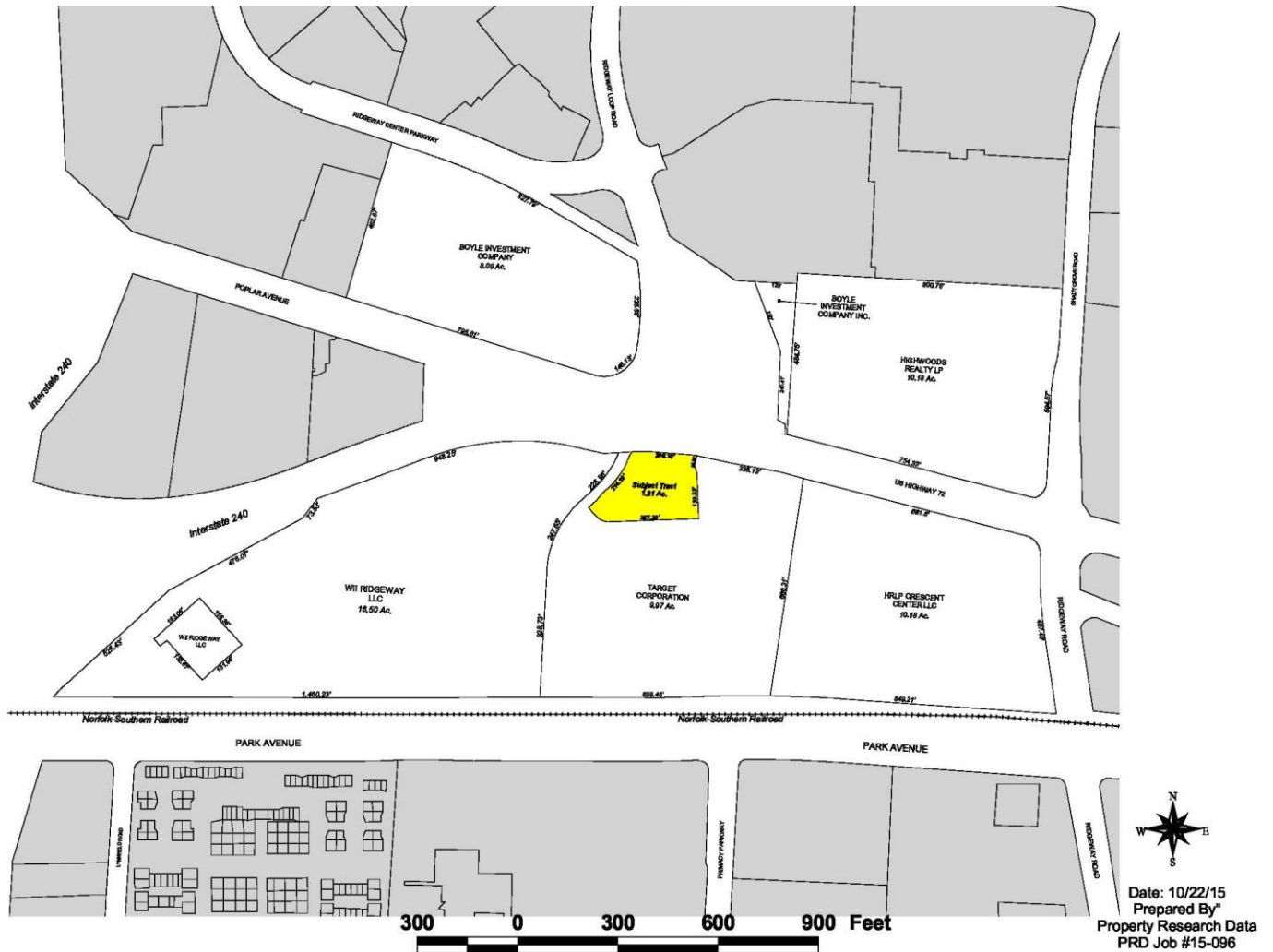
'Zoning Map'



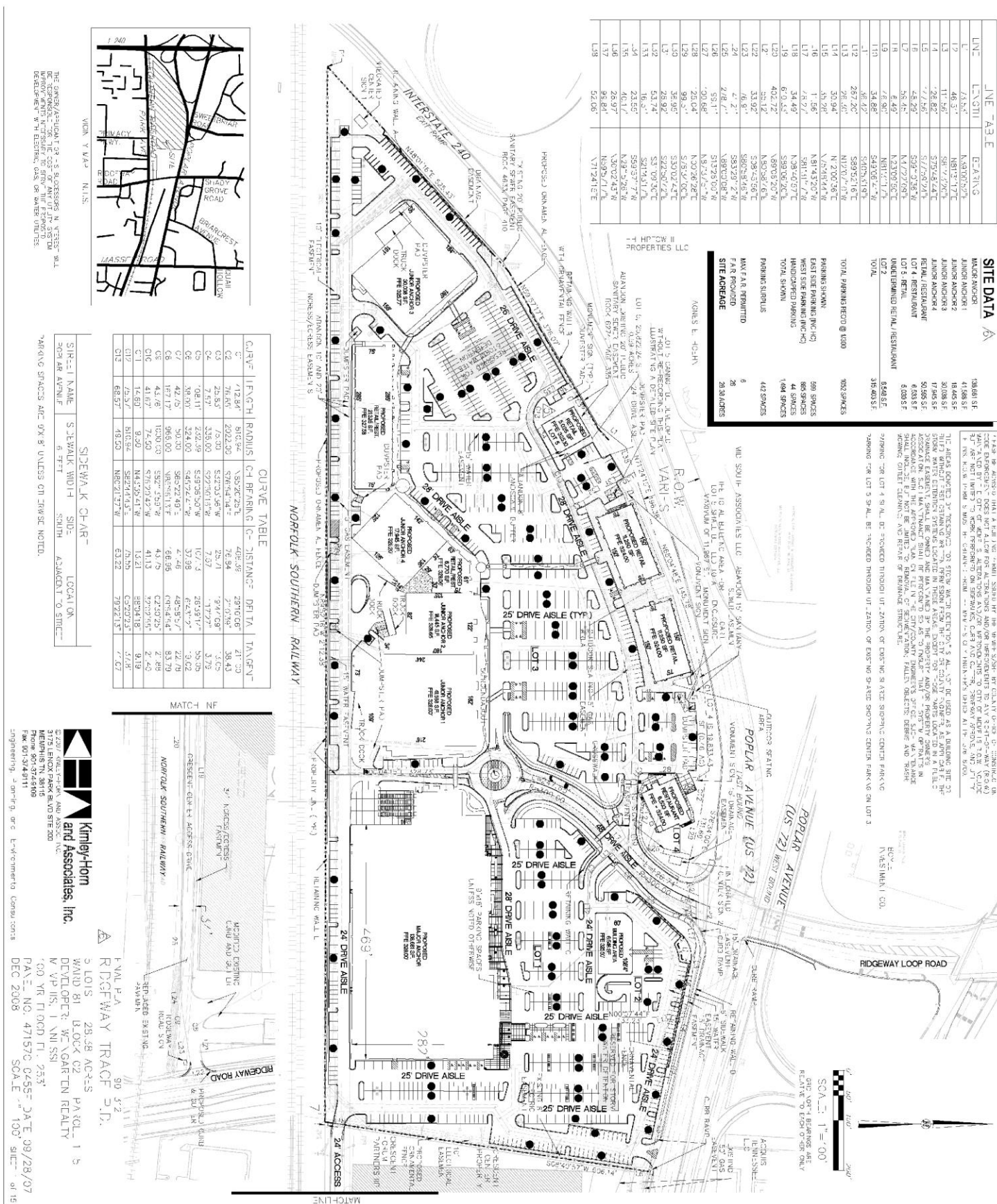
'Land Use Map'



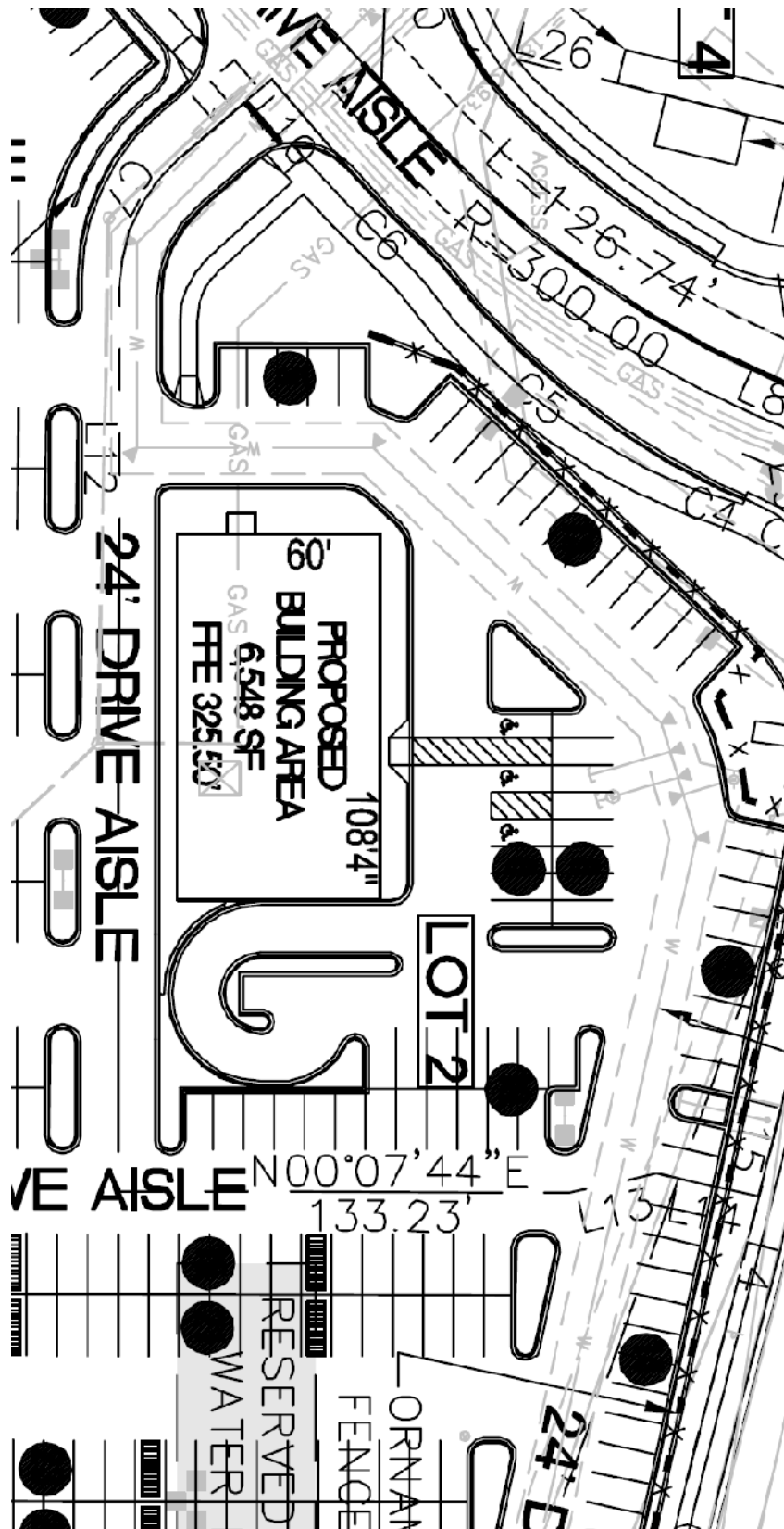
'Vicinity Map'



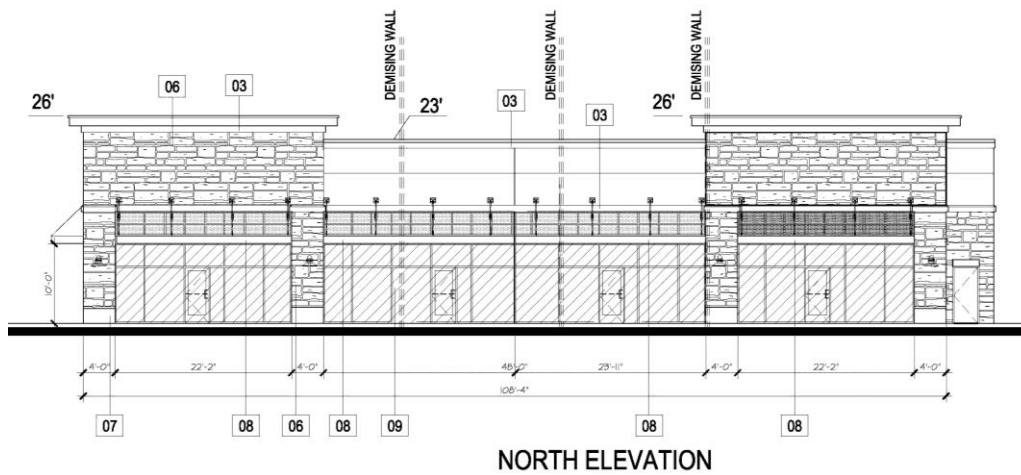
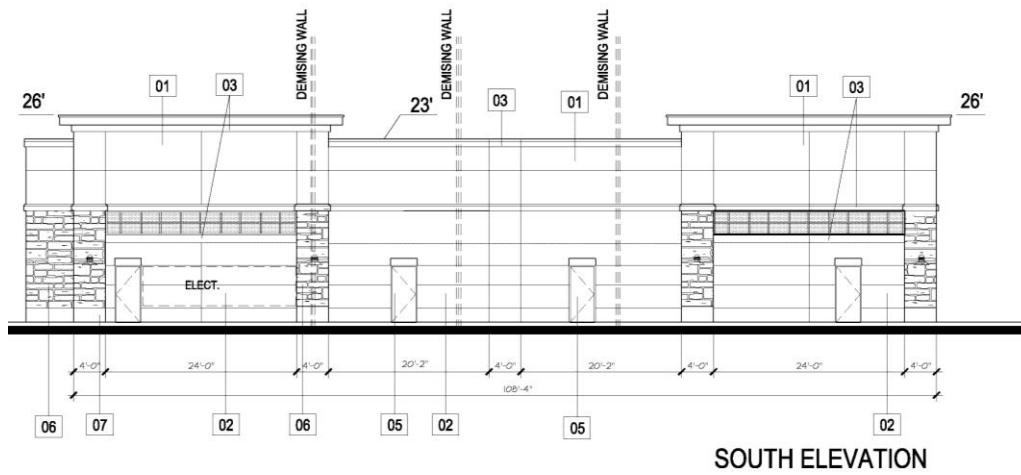
‘Proposed Site Plan’



'Proposed Site Plan of Subject Parcel'

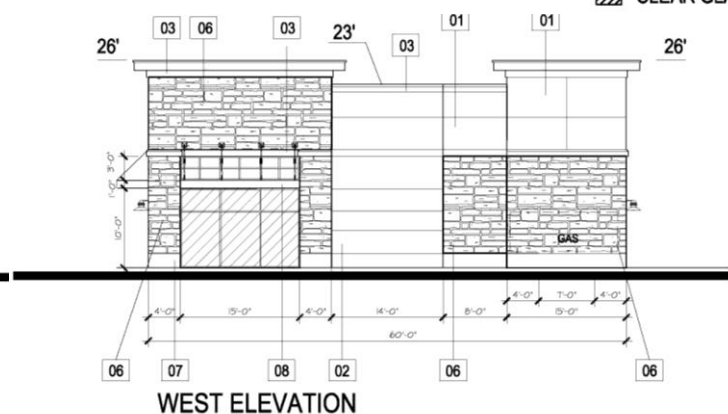
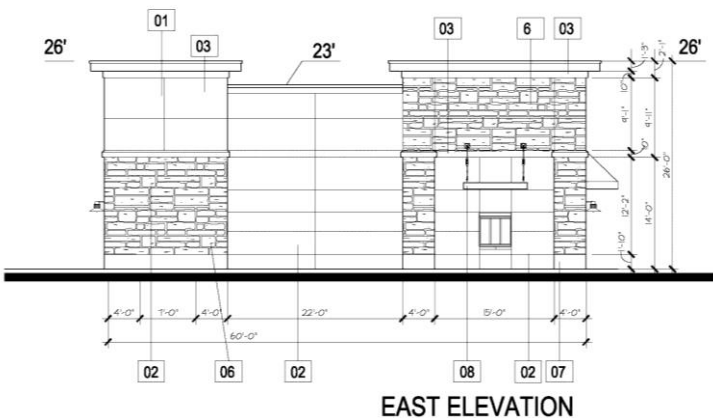


'Proposed Elevations'



MASONRY = 26% OF TOTAL SURFACE AREA
EIFS = 11% OF TOTAL SURFACE AREA
STUCCO = 44% OF TOTAL SURFACE AREA

- 01 SW6142 Macadamia
- 02 SW6108 Latte
- 03 Dryvit, #449 Buckskin
- 04 Not used
- 05 Hollow Metal door
- 06 Sunset Stone, Colorado Buff
- 07 Arriscraft, Tile Pecan
- 08 Flat metal canopy (SW7067)
- 09 Storefront door
- 10 Steel Tube to match store front
- OPAQUE GLASS
- CLEAR GLASS



STAFF ANALYSIS:

Site Description

The subject property is vacant land within an existing planned development, P.D. 90-312 (Ridgeway Trace retail Center), located at 5955 Poplar Avenue (Parcel ID 081002 00008). The subject property is flat in nature and is the last parcel to be developed within the existing planned development. The subject planned development abuts the headquarters of International Paper on the west.

Area Overview

The land uses in the subject area include residential single-family and office with some commercial closer to the intersection of Poplar Avenue and W Massey Road. Notable developments in the area include headquarters of International Paper, Ridgeway Trace Retail Center, Memphis University School and the Crescent Center. The subject area is zoned primarily for residential land uses however; the significant number of approved planned developments has introduced office as the other primary land use in the immediate vicinity. Office buildings within the subject area vary in architectural character ranging from residential style using brick or a masonry product as the primary exterior material to Class A style buildings that incorporate a significant amount of curtain wall systems.

RECOMMENDATION: Approval

GENERAL INFORMATION:

Street Frontage: Poplar Avenue-----+/-208.10 linear feet
Planning District: Shelby Farms/Germantown
Parcel ID: 081002 00008
Zoning Atlas Page: 2145
Zoning History: Subject parcel is part of PD 90-312. Residential Urban-3 (RU-3) district.

DEPARTMENTAL COMMENTS:

The following comments were provided by inter-governmental agencies/organizations to which this application was referred:

City Engineer: No comments.

City Fire Services: No comments.

City Fire Services: No comment.

Memphis & Shelby County Health Department:

Water Quality Branch: No comments.

Septic Tank Program: No comments.

Shelby County Schools (SCS): No comments.

Construction Code Enforcement: No comments.

Memphis Light, Gas and Water:

MLGW has reviewed the referenced application, and has no objection, subject to the following comments:

MLG & W Address Assignment:

AT&T-TN: No comment.

Shelby County Conservation Board: No comments received.

Neighborhood Associations/Organizations: No comments as of date.

Staff: gb